

041.0

0006

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
961,200 / 961,200  
961,200 / 961,200  
961,200 / 961,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
158-160		MYSTIC VALLEY PKWY, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BRIENZE CINDY A & STEVEN M	
Owner 2:	
Owner 3:	

Street 1: 160 MYSTIC VALLEY PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: BRIENZE CINDY A -

Owner 2: -

Street 1: 160 MYSTIC VALLEY PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6553	Sq. Ft.	Site			0	80.	0.85	1			Med. Tr	-10					443,946						443,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6553.000	512,400	4,900	443,900	961,200		28598
							GIS Ref
							GIS Ref
							Insp Date
							11/30/18

Source: Market Adj Cost Total Value per SQ unit /Card: 410.77 /Parcel: 410.77

Entered Lot Size Total Land: Land Unit Type:

Parcel ID 041.0-0006-0006.0

!3478!



## USER DEFINED

Prior Id # 1:	28598
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV Date	Time
12/29/21	23:08:43
mmcmakin	
3478	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	512,400	4900	6,553.	443,900	961,200		Year end	12/23/2021
2021	104	FV	489,100	4900	6,553.	443,900	937,900		Year End Roll	12/10/2020
2020	104	FV	489,300	4900	6,553.	443,900	938,100	938,100	Year End Roll	12/18/2019
2019	104	FV	365,200	6500	6,553.	471,700	843,400	843,400	Year End Roll	1/3/2019
2018	104	FV	365,200	6500	6,553.	344,100	715,800	715,800	Year End Roll	12/20/2017
2017	104	FV	342,600	6500	6,553.	299,700	648,800	648,800	Year End Roll	1/3/2017
2016	104	FV	342,600	6500	6,553.	255,300	604,400	604,400	Year End	1/4/2016
2015	104	FV	305,200	6600	6,553.	249,700	561,500	561,500	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIENZE CINDY A	75373-45	1	8/14/2020	Convenience		1	No	No	
	15124-213		7/1/1983		50,000	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/24/2006	915	Siding	25,500			G8	GR FY08		11/30/2018	MEAS&NOTICE	HS	Hanne S											
6/19/2004	1166	Renovate	15,000			G6	GR FY06	add gable roof ovr	4/29/2009	Measured	163	PATRIOT											
3/31/2003	210	Foundati	3,000					Inst fdtn under	3/14/2007	External Ins	BR	B Rossignol											
5/15/2000	344	AbvGrd.	2,500	C				15 FT OVAL POOL	6/9/2005	Permit Visit	BR	B Rossignol											
									3/1/2000	Measured	264	PATRIOT											
									7/1/1988		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

